



**BOARD OF ADJUSTMENT
AGENDA**

**Kannapolis Train Station
201 S Main Street
Kannapolis, N.C.**

Tuesday, April 19, 2016 at 6:00 PM

1. Call to Order

2. Roll Call and Recognition of Quorum

3. Approval of Agenda

4. Approval/Correction of Minutes – March 15, 2016

5. Public Hearings:

A. BOA-2016-03 – Watershed Boundary Modification - Lidl

Public Hearing to consider a Watershed Boundary Modification. The applicant, Bohler Engineering NC, PLLC, is requesting a modification to the location of the Lake Concord Watershed Critical Area boundary. The subject area under consideration for modification of the Lake Concord Watershed Critical Area encompasses 4.09 acres total, with 2.82 acres located within the Critical Area. The property is zoned C2-CZ, General Commercial – Conditional Zoning, and is further identified as Cabarrus County PIN 5622-69-3764.

B. BOA-2016-04 – Certificate of Nonconformity Adjustment – MKDK Food Mart

Public Hearing to consider a request for a Certificate of Nonconformity Adjustment (CONA). The applicant, Ganapati, Inc. is requesting a CONA to permit a non-conforming automobile rental and leasing (truck rental) business on the site of an existing gas station. The property is located at 2500 South Main Street, is zoned “RM-2” - Residential Medium Density, and is more specifically identified as Cabarrus County PIN 5612-76-5216.

C. BOA-2016-05 – Certificate of Nonconformity Adjustment – Food Lion Store #755

Public Hearing to consider a request for a Certificate of Nonconformity Adjustment (CONA). The applicant, Casco Signs, is requesting a CONA to permit a non-conforming wall sign for the Food Lion Store located at 1746 South Cannon Blvd. The property is zoned C-2 General Commercial, and is more specifically identified as Cabarrus County PIN 5623-00-2124.

D. BOA-2016-07 – Certificate of Nonconformity Adjustment – Food Lion Store #1284

Public Hearing to consider a request for a Certificate of Nonconformity Adjustment (CONA). The applicant, Casco Signs, is requesting a CONA to permit a non-conforming wall sign for the Food Lion Store located at 2825 North Cannon Blvd. The property is zoned C-2 General Commercial, and is more specifically identified as Rowan County PIN 133-055.

6. Orders to be Approved

A. BOA-2016-01 – Conditional Use Permit – Concrescere Comprehensive Sign Package

This Order is for Approval of a Conditional Use Permit (CUP) for a Comprehensive Sign Package by the applicant, Keith Wayne, for property located at 357 Concrescere Parkway and is more specifically identified as Cabarrus County PIN #4673-56-1326, 4673-56-8723, & 4673-47-7388. The property is zoned CD - Campus Development.

B. BOA-2016-02 – Variance – RSOD - Royal Oaks Elementary School

This Order is for the Approval of a Variance to the River/Stream Overlay District (RSOD). The applicant, Dave Burnett, requested a variance from the provisions of Section 14.5 of the UDO to allow for a reduction in the River/Stream Overlay District (buffer and vegetative setback) in order to accommodate play fields and associated erosion control. The property is located at 608 Dakota Street and is more specifically identified as Cabarrus County PIN # 5612-98-6164. The property is zoned RM-2 - Residential Medium Density.

7. Other Business

8. Adjourn